

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>01-398</u>	<u>ACROPOLIS REALTY LLC</u>
<u>03-133</u>	<u>SHOOTERS BILLIARDS, INC.</u>
<u>03-354</u>	<u>CHILDREN'S RESOURCES FUND, INC.</u>
<u>03-376</u>	<u>MARY A. & JAMES E. MORGAN, III</u>
<u>04-015</u>	<u>JOSE & ELIZABETH GARCIA</u>
<u>04-093</u>	<u>ELDA ROBLES</u>
<u>04-333</u>	<u>PINES DEVELOPMENT CORPORATION</u>
<u>04-374</u>	<u>PANCHO MENENDEZ LAND TRUST</u>
<u>04-379</u>	<u>STELLA RODOLAKIS & CHRIS MAROUDAS</u>
<u>04-380</u>	<u>KTC, INC.</u>
<u>04-390</u>	<u>OSCAR RIVERO</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/13/04 TO THIS DATE:

HEARING NO. 04-4-CZ12-4 (03-376)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANTS: MARY A. & JAMES E. MORGAN, III

- (1) Applicant is requesting to permit a single family residence setback 12.5' (25' required) from the front (south) property line.
- (2) Applicant is requesting to permit a fountain to setback 3' (7.5' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Renovations and Additions to the Residence of Mr. & Mrs. Jim Morgan," as prepared by Gerald F. DeMarco, Architect, dated 12/12/03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 150' of the west ½ of Tract 16, REVISED PLAT OF SECOND AMENDED PLAT OF HIGH PINES, Plat book 31, Page 57.

LOCATION: 7545 S.W. 53 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 125' x 150'

PRESENT ZONING: RU-1

THE FOLLOWING HEARING WAS DEFERRED FROM 11/16/04 TO THIS DATE:

HEARING NO. 04-11-CZ12-1 (03-354)

10-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: CHILDREN'S RESOURCES FUND, INC.

- (1) MODIFICATION of plans approved pursuant to, and Conditions #8 & #9, of Resolution Z-161-82 passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "Plans entitled 'Proposed Renovation For: Dr. Ronald Cantwell,' prepared by Michael A. Scavuzzo & Associates, Architects, and dated last revised 9-8-82."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Resources Fund,' as prepared by Cohen, Freedman, Encinosa & Associates, Architects, P. A., dated 9/6/03 and consisting of 9 sheets."

FROM: "8. That the number of classrooms shall not exceed six."

TO: "8. That the number of classrooms shall not exceed seven."

FROM: "9. That the number of teachers shall not exceed five. That the number of administrative and clerical personnel (other than teachers) will be 3."

TO: "9. That the number of teachers shall not exceed twenty-one. That the number of administrative and clerical personnel (other than teachers) will be 3."

- (2) MODIFICATION of portions of Paragraph #3, items 3e and 3f of a Declaration of Restrictions as recorded in Official Records Book 16537, Pages 691 through 705, further modified by a Modification of a Declaration of Restrictions recorded in Official Records Book 22264, Pages 0054 through 0058, reading as follows:

FROM: "3e. That the classrooms shall not exceed six."

TO: "3e. That the number of classrooms shall not exceed seven."

FROM: "3f. That the number of teachers and teacher assistants shall not exceed sixteen."

TO: "3f. That the number of teachers and teaching assistants shall not exceed twenty-one."

- (3) MODIFICATION of portions of Paragraph #1, of Declaration of Restrictions as recorded in the Official Records Book 16537, Page 691 through 705, reading as follows:

CONTINUED ON PAGE TWO

APPLICANT: CHILDREN'S RESOURCES FUND, INC.

PAGE TWO

FROM: "1. Substantial Compliance with Plans.

Notwithstanding the zoning classification of the Property, the use of the Property shall be established and maintained substantially in accordance with the plans submitted by the Owner to the Public Hearings Section of the Dade County Building and Zoning Department as part of the Application, which are entitled 'New Establishment for Children's Resource Center, Dade County, Florida'. (Project No. 9280), dated submitted June 14, 1994, as prepared by Cohen, Freedman, Encinosa Architects, P. A., and consisting of Sheets A-1A and A-1, and the elevations rendering (the 'Plans').

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Classroom Addition for Children's Resources Fund,' as prepared by Cohen, Freedman, Encinosa & Associates, Architects, P. A., dated 9/6/03 and consisting of 9 sheets."

The purpose of requests #1 through #3 is to allow the applicant to submit revised plans showing new classroom buildings, an increase in the number of teachers and teaching assistants.

(4) Applicant is requesting to permit two classroom building additions setback 25'10" (75' required) from the interior side (east) property line and setback 47'1" (75' required) from the rear (north) property line and to be spaced less than 75' from a residential structure on property under different ownership to the east (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 through #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of conditions or Covenants After Public Hearing) and approval of request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 21, KENDALL GREEN HOMESITES, Plat book 40, Page 52.

LOCATION: 8571 S.W. 112 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.2 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/25/05 TO THIS DATE:

THE FOLLOWING HEARING WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS TO THIS DATE:

HEARING NO. 03-11-CZ12-1 (01-398)

4-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: ACROPOLIS REALTY LLC

ACROPOLIS REALTY LLC is appealing the decision of the Community Zoning Appeals Board #12 which denied in part, the following:

- (1) RU-5A & BU-1 to OPD
- (2) The applicant is requesting to permit a lot with an area of 2.94 acres (3 acres required).
- (3) The applicant is requesting to permit a floor area ratio of 0.94 (0.86 permitted).

OR IN THE ALTERNATIVE TO REQUESTS #1 - #3, THE FOLLOWING:

- (4) RU-5A & BU-1 to RU-5A

AND WITH EITHER REQUEST:

- (5) DELETION of a Declaration of Restrictions recorded in Official Record Book 11841 at Pages 1328 through 1329.

The purpose of the request is to remove an agreement from the site which limits the uses on the commercial parcel and ties the site to a specific plan.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #5 request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans for the OPD proposal only are on file and may be examined in the Zoning Department entitled "Agora Professional Building," as prepared by Fullerton-Diaz Architects, Inc., consisting of 8 pages, dated, signed and sealed 12-6-04 and two pages of landscape plans dated 10-22-04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the south ½ of the NE¼ of the NE¼ of the NE¼, less the east 35' thereof and less the west 25' thereof, in Section 4, Township 55 South, Range 40 East. The south 20' of the right-of-way of S.W. 89 Terrace and the east 25' of S.W. 88 Avenue, thereof shall be added to the buildable site.

LOCATION: 8960-70 S.W. 87 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.94 Acres

RU-5A (Semi-professional Offices)
BU-1 (Business – Neighborhood)
OPD (Office Park District)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/25/05 TO THIS DATE:

HEARING NO. 05-1-CZ12-2 (03-133)

36-54-39
Council Area 12
Comm. Dist. 10

APPLICANT: SHOOTERS BILLIARDS, INC.

- (1) SPECIAL EXCEPTION to permit the expansion of a beer and wine bar/pool hall to include liquor.
- (2) SPECIAL EXCEPTION of spacing requirements as applied to alcoholic beverage uses; to permit expansion to the pool hall spaced less than the required 1,500' from existing alcoholic beverage uses and spaced less than 2,500' from a school and a religious facility.
- (3) MODIFICATION of Condition #2 of Resolution 4-ZAB-420-92, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'T. J. Maxx Plaza,' as prepared by Edward M. Ghezzi, P. A., dated 4-10-92 and 6-1-92 and a liquor survey as prepared by E. R. Brownell and Associates, Inc., dated 5-28-92."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sharpshooter Billiards, Inc.,' as prepared by Edward M. Ghezzi, P. A., dated stamped received 10-21-04, consisting of 1 sheet, and a nightclub survey as prepared by A. Flore and Associates, Inc., dated received 4-22-03."

The purpose of request #3 is to allow the applicant to submit revised plans to showing liquor sales in the previously approved bar/pool hall.

- (4) Applicant is requesting to permit the extension of hours of operation from 1:00 a.m. to 4:50 a.m. (not permitted) Sundays through Mondays, inclusive.

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", T. J. MAXX SUBDIVISION, Plat book 1222, Page 24.

LOCATION: 7200 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.22 Acres

PRESENT ZONING: BU-1A (Business – Limited)
BU-2 (Business – Special)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/25/05 TO THIS DATE:

HEARING NO. 05-1-CZ12-4 (04-15)

9-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: JOSE & ELIZABETH GARCIA

- (1) Applicant is requesting to permit accessory structures setback a minimum of 0' (20' required) from the interior side (north) property line.
- (2) Applicant is requesting to permit accessory structures (dog house and shed) setback 4' (20' required) from the interior side (south) property line.
- (3) Applicant is requesting to permit an accessory structure (dog house) in front of the principal structure (not permitted) on a dual frontage lot.
- (4) Applicant is requesting to permit said dog house and shed spaced 2' from each other (10' required).
- (5) Applicant is requesting to permit an accessory structure (greenhouse) spaced 8' (10' required) from the principal structure.
- (6) Applicant is requesting to permit an accessory structure (greenhouse) setback 12.75' (20' required) from the interior side (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Residence for Jose & Elizabeth Garcia," as prepared by CAD Studio Architecture, Inc., consisting of 4 sheets, dated stamped received September 22, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, LANDEES GROVE, Plat book 139, Page 91.

LOCATION: 11420 S.W. 93 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 55,000 sq. ft.

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/25/05 TO THIS DATE:

HEARING NO. 05-1-CZ12-5 (04-93)

34-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: ELDA ROBLES

- (1) Applicant is requesting to permit a covered terrace addition to a single-family residence setback 18.5' (25' required) from the rear (west) property line.
- (2) Applicant is requesting to permit a pump house spaced 7.75' (10' required) from the principal structure.
- (3) Applicant is requesting to permit a trellis spaced a minimum of 4.5' (10' required) from the principal structure.
- (4) Applicant is requesting to permit said trellis setback 2.25' (20' required) from the interior side (north) property line.
- (5) Applicant is requesting to permit a swimming pool setback 13.75' (20' required) from the interior side (north) property line.
- (6) Applicant is requesting to permit a tennis court setback 0.63' (7.5' required) from the rear (west) and 1.9' (20' required) from the interior side (south) property lines.
- (7) Applicant is requesting to permit a chain link fence surrounding a tennis court with a height of 10' (8' maximum permitted) along the rear (west) and interior side (south) property lines.
- (8) Applicant is requesting to permit a rear yard area coverage of 9.53% (5% maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Remodeling at 7390 S.W. 79 Court," as prepared by Oscar Posada, Architect, consisting of 5 sheets, dated stamped received 10/19/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 21, except the south 170' thereof, of 2ND AMENDED PLAT OF SUNSET GROVE, Plat book 50, Page 22, ALSO:

Commencing at the Northwest corner of Tract 1, AMENDED PLAT OF SUNSET GROVE, a subdivision of the north $\frac{3}{4}$ of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 34, Township 54 South, Range 40 East, Plat book 38, Page 4, which said point is 25' south of the Northwest corner of the north $\frac{3}{4}$ of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 34, Township 54 South, Range 40 East; thence run south along the west boundary of said subdivision for 559' to a point, east on a line parallel with the north boundary of said subdivision for 238' to a point; thence north on a line parallel with the west boundary of said subdivision for 559' to a point in the north boundary of said subdivision; thence west along the north boundary of said subdivision for 238' to the Point of beginning; less the north 397' thereof.

LOCATION: 7390 S.W. 79 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.422 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/25/05 TO THIS DATE:

HEARING NO. 05-1-CZ12-7 (04-374)

23-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: PANCHO MENENDEZ LAND TRUST

(1) GU, BU-2, RU-1 & RU-4M to BU-2

REQUEST #1 ON EXHIBIT "A"

(2) GU, BU-2, RU-1 & RU-4M to RU-4L

(3) Applicant is requesting to permit parking back out of 14' (22' required).

REQUESTS #2 & #3 ON EXHIBIT "B"

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "The Train Station," as prepared by Juan J. Farach, consisting of 9 sheets and dated last revised 9/6/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": A portion of Florida East Coast Railway's Right-of-Way in Section 23, Township 54 South, Range 40 East, bounded on the north by the south right-of-way line of S.W. 40 Street (Bird Road), said right-of-way line lying 50' south of the north line of said Section 23 and bounded on the west by a line of 50' east of the centerline of the Florida East Coast Railway; main line tract as now established and bounded on the east by the west line of Lots 4 through 6, in block 6, of BYRWOOD, Plat book 27, Page 26, and bounded on the south by the W/ly prolongation of the south line of said Lot 6. A/K/A: The north 144.8' of the NW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East coast Railway main track as now established, less the north 50' thereof. AND: EXHIBIT "B": A portion of Florida East coast Railway's Right-of-Way, in Section 23, Township 54 South, Range 40 East, lying 194.8' south of the centerline of S.W. 40th Street (Bird Road), said centerline of S.W. 40th Street (Bird Road) also being the north line of said Section 23 and bounded on the west by a line parallel to and 50' east of the centerline of the Florida East Coast Railway main line track as now established and bounded on the south of the south line of the north ½, of the NE ¼, of said Section 23 and north line of Tract "D" of LUDLAM POINT FIRST ADDITION, Plat book 129, Page 84 and bounded on the east by the west line of Lots 7 through 34, in Block 6, of BYRWOOD, Plat book 27, Page 26; also being bounded on the east by the west line of Lots 1 through 14 and the S/ly extension thereof, of EL ESCORIAL, Plat book 92, Page 71, said boundary being the west line of the east ½, of the NE ¼, of said Section 23. A/K/A: That portion of the NW ¼, of the NE ¼ of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East Coast Railway main track as now established, less the north 194.8' thereof. AND: The north 25' of the SW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East coast Railway main track as now established. AND: Lots 19 & 20 and the north 5' of Lot 21, in Block 6, of BYRWOOD, Plat book 27, Page 26.

CONTINUED ON PAGE TWO

HEARING NO. 04-374

23-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: PANCHO MENENDEZ LAND TRUST

PAGE TWO

LOCATION: Lying between S.W. 40 Street & S.W. 44 Street, west of S.W. 69 Avenue and east of the Florida East Coast Railway Right-of-Way, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.5 Acres

GU (Interim)
BU-2 (Business – Special)
RU-1 (Single Family Residential)
RU-4M (Modified Apartment House 35.9 units/net acre)
RU-4L (Limited Apartment House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 2/22/05 TO THIS DATE:

HEARING NO. 05-2-CZ12-1 (04-333)

6-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: PINES DEVELOPMENT CORPORATION

AU to EU-M

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the east 25' in Section 6, Township 55 South, Range 40 East.

LOCATION: Lying west of S.W. 107 Court & approximately 500' south of S.W. 96 Street; A/K/A: 9795 S.W. 107 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.16 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 2/22/05 TO THIS DATE:

HEARING NO. 05-2-CZ12-2 (04-379)

33-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: STELLA RODOLAKIS & CHRIS MAROUDAS

- (1) Applicant is requesting to permit additions to a single-family residence setback varying from 10' to 14.25' from the rear (north) property line (25' required).
- (2) Applicant is requesting to permit the single-family residence with a lot coverage of 37% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Maroudas Residence," as prepared by Luis Nieves, Engineer, dated 3/15/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 53 of HEFTLER HOMES, SUNSET PARK, SECTION FIVE, Plat book 86, Page 25.

LOCATION: 9511 S.W. 81 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,563 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 2/22/05 TO THIS DATE:

HEARING NO. 05-2-CZ12-3 (04-380)

6-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: KTC, INC.

Applicant is requesting to permit a 23.31 sq. ft. detached sign in the RU-5A zoning district and to setback 7' from the side street (north) property line (detached sign not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Kendall Medical Plaza," as prepared by Bengis Signs, Inc. and a Boundary Survey as prepared by Manuel Felipe, Land Surveyor, dated received 10/6/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "C", LAS AMERICAS AT KENDALL, Plat book 136, Page 61.

LOCATION: 10860 S.W. 88 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1 Acre

PRESENT ZONING: RU-5A (Semi- professional Offices)

THE FOLLOWING HEARING WAS DEFERRED FROM 2/22/05 TO THIS DATE:

HEARING NO. 05-2-CZ12-4 (04-390)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANT: OSCAR RIVERO

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 40' (50' required) from the front (south) property line.
- (2) Applicant is requesting to permit a lot coverage of 17.99% (15% permitted).
- (3) Applicant is requesting to permit a wall and entry gates 8' high (6' permitted within the front setback area).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Residence for Mr. Oscar Rivero & Mrs. Yvette Aleman," as prepared by Alberto Bernal, Architect, consisting of 8 pages and dated revised 1/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, DUHE ESTATE, Plat book 64, Page 119.

LOCATION: 4955 S.W. 83 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 143' x 258'

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)